



FH

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED

MAY 14 2014

DATE: 3/13/2014

TO: PW

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: SUB2013-00054 CO14-0021 MAVIS – Proposed parcel map with conditional use permit to subdivide parcel into two parcels for two new single-family residences of 1983 and 1917 sf respectively with attached garages and balconies. Site location is 2865 Avila Beach Dr, Avila Beach. APN: 076-196-016

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
- ☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- ☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL

tentative map is lacking information required per 21.02.CA(10)
see attached checklist.

Date 3/13/14

Name D. RION

Phone x5252

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600
EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>

SLO County Public Works Dept.

21.02.046(a) TENTATIVE MAP Check List

(Parcel Map or ~~Tract Map~~) Map No. CD 14-0021bml
PRON 3/18/2014

Status	Item
✓	(1) <u>Record Data</u> . The boundary lines of the original parcel, with dimensions shown in feet, based on survey data or information of record, and area of the property shown in square feet or acres to the nearest tenth.
① ○	(2) <u>Property Description</u> . A description of the property as well as the assessor's parcel number(s) for the property.
② ○	(3) <u>Legend and Owner Information</u> . A north arrow and scale, the name and address of the record owner(s), and the name and address of the subdivider.
③ ○	(4) <u>Vicinity Map</u> . A vicinity map on which shall be shown the general area including adjacent property, subdivisions and roads.
	(5) <u>Existing Structures</u> . All existing structures, wells, septic tanks, driveways and other improvements located on the original parcel shall be accurately located, identified and drawn to scale. The distance between structures, the distance from existing structures to the boundary lines of the new parcel on which the structures are to be located, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department.
✓	(6) <u>Contour Lines</u> . Contour lines of the property shall be shown at intervals set forth: >40 Ac, 40 ft; 20-40 AC, 20 ft; 10-20 AC, 10 ft; <10 AC w/ 0-12% slope, 2 ft; >12% slope, 5 ft.
	(7) <u>Drainage</u> . The approximate location of all watercourses, drainage channels and existing drainage structures.
✗	(8) <u>Landforms</u> . The approximate location of other topographic or manmade features, such as bluff tops and ponds.
✗	(9) <u>Lakes and Ocean</u> . Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean.
✗	(10) <u>Flood Hazard</u> . The location of all areas subject to inundation or stormwater overflow.
✓	(11) <u>Proposed Parcel Lines</u> . The proposed division lines with dimensions in feet and the gross and net area of each parcel created by such division in square feet or acres to the nearest tenth. Also, each parcel created shall be designated on the tentative map by number.
	(12) <u>Designated Building Sites</u> . Any designated building sites proposed by the applicant to minimize grading, tree removal, and other potential adverse impacts, or any areas proposed for exclusion from construction activities, shall be shown on the tentative map for proposed parcels greater than ten thousand square feet. Also, any details on proposed building setback lines and widths of side yards shall be shown on the tentative map.
④ ○	(13) <u>Streets</u> . The locations, names, county road numbers and widths of all adjoining and contiguous highways, streets and ways.
	(14) <u>Easements</u> . The locations, purpose and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities.
✗	(15) <u>Coastal Zone</u> . For tentative maps for properties located within the coastal zone between the sea and the first public road paralleling the sea, show the location of the public access ways nearest to the subject site.
⑤ ○	21.02.046(a)(2) <u>Preliminary Title Report</u> . Preliminary title report concerning the property which is not more than six months old showing current property owners.

X = Not Applicable ○ = Requires Compliance ✓ = Complied

For Tract Map Applications only: \$ deposit rec'd Y / N C & I Agreement rec'd Y / N

COMMENTS:

- ① Legal Description is incorrect
 ② Scale is incorrect. Add graphic scale. Owner name on map ≠ title report.
 ③ Vicinity map is lacking all properties subdivisions and roads.
 Site is not correct location.
 ④ Add name of private road: County Rd #2070 and width to Avila Beach Dr.
 (Beach Colony Lane)

⑤ Property owner on PTR ≠ map

Comments based on Tentative map dated 2/6/14, PTR ADD-4539559, 11/20/2013

P:\DEPSERV\Referrals\Stock COA\Tentative Map Checklist.doc 2/26/2014



SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: March 21, 2014
To: Megan Martin, Coastal team / Development Review
From: Frank Honeycutt, Development Services Engineer
Subject: Public Works Project Referral for SUB2013-00054 CO14-0021 –Mavis Parcel Map and CUP for 2 residential lots. SR1, 2865 Avila Beach Drive APN 076-196-016

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. Drainage or Flood Hazard information.
2. The project shall comply with the Land Use Ordinance, Section 22.10.155 for Stormwater Management. The following information outlined in the Land Use Ordinance, Section 22.10.155.G shall be submitted to the County for review and approval:
 - a. The applicant shall demonstrate whether the project is subject to LUO Section 22.10.155 for Stormwater Management.
 - b. Applicable projects shall submit the following to the County for review and approval: Stormwater Quality Plan; Conservation of natural areas narrative; Stormwater pollutant of concerns narrative; Drainage Plan; Erosion and Sedimentation Control Plan; Mechanism in place for long-term maintenance of BMPs; and Calculations for treatment control BMPs.
 - c. The applicant shall demonstrate the project has incorporated the minimum number of County approved LID structural practices into the project. Refer to the brochure Interim Low Impact Development Guidelines for further information and references for LID design.

Public Works Comments:

- A. At the time the project referral was received by Public Works on March 14, 2014 the application acceptance date had not been established. The attached recommended conditions of approval are subject to change based on Ordinances and Policies in affect at the date of application acceptance.
- B. The project meets the applicability criteria outlined in the Land Use Ordinance, Section 22.10.155 or the Coastal Zone Land Use Ordinance, Section 23.04.450 for Stormwater Management; therefore, the project is subject to the NPDES General Permit Attachment 4 Design Standards.

Recommended Public Works Conditions of Approval

Improvement Maintenance:

1. Prior to map recordation the developer shall submit a proposed Constructive Notice for the subdivision to the county Public Works Department for review and approval. The constructive notice shall provide at a minimum the following provisions:
 - a. The maintenance, within the public road right of way and / or any public pedestrian easement adjacent thereto, of the sidewalks, landscaping, and pedestrian amenities fronting each of the separate lots or parcels within the subdivision in accordance with the county Public Improvement Standards shall be the solely responsibility of the owner of each of the separate lots or parcels aforesaid and said owner's heirs, executors, administrators, successors and assigns in perpetuity, or until specifically accepted for maintenance by a public agency.
 - b. After approval the Constructive Notice shall be recorded in the office of the County Recorder and a copy of the recorded document submitted to the Public Works Department.

Improvement Plans:

2. Prior to final map recordation, electric, telephone, and cable television services shall be completed, and shall meet the utilities' installation requirements, unless (in-lieu) financial arrangements with the utility for the installation of these systems have been made.
3. The applicant shall enter into an agreement and post a deposit with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

Additional Map Sheet:

4. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
 - a. In accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the Avila Road Improvement Fees for each future building permit in the amount prevailing at the time of payment.

- b. The applicant shall demonstrate that the project construction plans are in conformance with the Source Control BMPs as identified for project incorporation in the applicant's Stormwater Quality Plan Application for Priority Projects
- c. The property owner shall be responsible for the operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity, or until specifically accepted for maintenance by a public agency.
- d. The additional map sheet shall contain the final conditions of approval for the Development Plan as they are shown in the Notice of Final Action.

Miscellaneous:

- 5. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.
- 6. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer a copy of which is attached hereto and incorporated by reference herein as though set forth in full.

V:\DEVSERV Referrals\Land Divisions\Parcel Maps\CO 2014-0021 SUB2013-00054 Mavis.doc



{In Archive} Re: SUB2013-00054 CO14-0021 MAVIS, Coastal E-Referral,
Parcel Map with CUP, Avila Beach

Charles Riha to: Megan A Martin

03/28/2014 02:38 PM

Cc: Cheryl Journey, Stephen Hicks

Archive: This message is being viewed in an archive.

Megan,

These are the Building Division Comments to be incorporated into the Conditions. Please call me if you have any questions.

Comments from Building Division:

1. All plans and engineering shall be prepared by a California Licensed Architect of Record unless exempted by the Business and Professions Code.
2. The project is subject to a construction permit as well as the newly adopted 2013 California Codes.
3. The project will require a full soils report for the design of all building foundations at the time of construction permit application submittal.
4. The project is subject to the California State Title 24 energy laws.
5. Whether or not a separate grading permit is required, the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.
6. A fire sprinkler system will be required. The sprinkler plans shall be submitted with a separate application for a separate fire sprinkler permit with the application for the structure(s).

Charles Riha, Plans Examiner III



PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO
976 Osos Street, Room 200
San Luis Obispo, Ca 93408
805-781-5630

<http://www.sloplanning.org>
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<http://twitter.com/SLOCoPlanning>



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED

DATE: 3/13/2014

TO:

ENV HEALTH

FROM:

Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
Coastal Team / Development Review

MAR 14 2014

SR 13730

Environmental Health

PROJECT DESCRIPTION: SUB2013-00054 CO14-0021 MAVIS – Proposed parcel map with conditional use permit to subdivide parcel into two parcels for two new single family residences of 1983 and 1917 sf respectively with attached garages and balconies. Site location is 2865 Avila Beach Dr, Avila Beach. APN: 076-196-016

Return this letter with your comments attached no later than: 14 days from receipt of this referral.
CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Applicant has not obtained a preliminary health clearance letter & should do so. A valid well serve / intent to serve from ABCSD is needed. Stacks comm water, sewer

4/14/14
Date

Name

x 5551
Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: http://www.sloplanning.org



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

2014 MAR 14 AM 10:09

THIS IS A NEW PROJECT REFERRAL

DATE: 3/13/2014

TO:

GEN SVCS

FROM:

Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: SUB2013-00054 CO14-0021 MAVIS – Proposed parcel map with conditional use permit to subdivide parcel into two parcels for two new single family residences of 1983 and 1917 sf respectively with attached garages and balconies. Site location is 2865 Avila Beach Dr, Avila Beach. APN: 076-196-016

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(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

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- ☐ YES
☐ NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Pay Quimby fees

Date

5/6/14
D. Kavanaugh

Name

D. Kavanaugh

Phone

781-4089

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: http://www.sloplanning.org



CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
 Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org

Robert Lewin, Fire Chief

September 16, 2014

Damien, Katheryne Mavis
 778 Osos St.
 San Luis Obispo, Ca. 93401

Parcel Map for Project: SUB#2013-00054

Dear Megan Martin,

The following information is provided relative to the fire protection of 2865 Avila Beach Dr. in Avila Beach, CA. This geographic location **is** located in a **Moderate** Fire Hazard Severity Zone within State Responsibility Area Lands. The Agency Having Jurisdiction (AHJ) is CAL FIRE/San Luis Obispo County Fire Department. This is a full time paid department that utilizes Paid Call Firefighters (PCF) to augment fulltime staff.

The nearest CAL FIRE/County Fire Station (#62-Avila Beach) is located at 1551 Sparrow Dr. with a 2 mile driving distance and an approximately 5 minute response time. An additional CAL FIRE/County Fire engine with a 6 road miles distance and an approximate 8 minute response time would respond from station (#63-Pismo Beach) located at 760 Mattie Rd., CA.

I have reviewed the referral for the parcel map plans for the proposed subdivide parcel subdivision project located at 2865 Avila Beach Dr.. This project is located approximately 5 minutes from the closest CDF/San Luis Obispo County Fire Station. The project **is** located in State Responsibility Area for wildland fires. It is designated a Moderate Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions shall apply to this project:

Access Road

An access road must be constructed to CAL FIRE/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:
 - Parcels less than 1 acres 800 feet
 - Parcels 1 acre to 4.99 acres 1320 feet
 - Parcels 5 acres to 19.99 acres 2640 feet
 - Parcels 20 acres or larger 5280 feet
- The road must be 20 feet in width and an all-weather surface.
- If the road exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All roads must be able to support a 20 ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.

The dead-end road length as measured from - to the end is -.

Driveway

A driveway is permitted when it serves no more than two buildings, with no more than 3 dwelling units or a single parcel, and any number of accessory buildings.

Driveway standards required:

- Driveway width for high and very high fire severity zones:
 - 0-49 feet, 10 feet is required
 - 50-199 feet, 12 feet is required
 - Greater than 200 feet, 16 feet is required
- Turnarounds must be provided if driveway exceeds 300 feet.
- The driveway must be an all-weather surface.
- If the driveway exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All access driveways must be able to support a 20 ton fire engine.
- Vertical clearance of 13'6" is required.

Water Supply

The checked water supply is required:

☒ This project will require a community water system which meets the minimum requirements of the Appendix IIIA and IIIB of the California Fire Code.

☐ A water storage tank with a capacity determined by a factor of the cubic footage of the structure will be required to serve each existing and proposed structure. A residential fire connection must be located within 50 to 150 feet of the buildings.

Building Set Back

All parcels over 1 acre in size requires a 30 foot setback.

Fuel Modification

- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 30 feet firebreak. An additional 70 feet of fuel reduction is required. This will provide a total of 100 feet of defensible space. This does not include fire resistive landscaping.
- Remove any part of a tree that is within 10 feet of a chimney.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other flammable material.

☐ The project application reviewed **does not** meet the above conditions. The applicant must modify the application plan and resubmit to CAL FIRE/San Luis Obispo County Fire for another review.

☒ The project application as prepared **does** meet the conditions above. Any changes to the project should be resubmitted for review. Additional conditions may be added to the project in the future.

Final Inspection

This project shall require a final inspection by CAL FIRE/San Luis Obispo County Fire to ensure conditions are met. When the conditions have been met contact fire prevention at **543-4244 ext. 3429** and ask for a final inspection.

Sincerely,

Tony Gomes
Fire Captain



COALITION PARTNERS:

Arroyo Grande Community Hospital
 Boys and Girls Club – South County
 Cal Poly University
 Art and Design Department
 Center for Sustainability
 Food Science & Nutrition Department
 Kinesiology Department
 Landscape Architecture Department
 STRIDE
 CenCal Health
 Central Coast Ag Network
 City of San Luis Obispo
 Parks and Recreation Department
 Community Action Partnership of
 SLO County, Inc.
 Dairy Council of California
 Diringier Associates
 Equilibrium Fitness
 First 5 Commission of SLO
 French Hospital Medical Center
 Juiciful Creative Consulting
 Kennedy Club Fitness
 Lillian Larsen Elementary School
 Living the Run
 Lucia Mar Unified School District
 Network for a Healthy California –
 Gold Coast Region
 North County Farmers Market Assoc.
 Oceano Community Center
 Paso Robles Library & Recreation Services
 Rideshare – Safe Routes to School
 San Luis Sports Therapy
 San Miguel Joint Unified School District
 San Miguel Resource Connection
 SLO Bicycle Coalition
 SLO Council of Governments
 SLO County Board of Supervisors
 SLO County Health Commission
 SLO County Office of Education
 SLO County Parks
 SLO County Planning and Building
 SLO County Public Health
 SLO Food Bank Coalition
 The Community Foundation SLO County
 UC Cooperative Extension
 YMCA of SLO County

May 8, 2014

TO: San Luis Obispo County Planning Commission
 FROM: HEAL-SLO - Healthy Communities Work Group
 RE: SUB2013-00054 CO14-0021 MAVIS

The Healthy Communities work group has reviewed the conditional use permit application seeking to subdivide a parcel into two parcels for two new single family residences at 2865 Avila Beach Drive, Avila Beach. APN: 076-196-016.

Healthy Communities supports the potential resulting effect of adding density to the area. Research has indicated dense development patterns help reduce vehicle miles traveled by placing people and the activities they conduct in a more concentrated area, which can help reduce sprawl, conserve land and promote physical activity (Transportation Research Board, 2009).

While we do not foresee any immediate and obvious negative health or environmental impacts with this project, we recommend the provision of future crosswalk infrastructure and appropriate signage at the intersection of Avila Beach Drive and San Miguel Street, which would provide an additional link to the Bob Jones Trail and access to the downtown corridor.

Thank you for the opportunity to review this project. We will monitor this proposal as it moves forward in the planning process.

Thank you for the opportunity to review this project.

cc: San Luis Obispo County Health Commission

HEAL-SLO is the SLO County obesity prevention coalition and its mission is to increase healthy eating and regular physical activity among County residents through policy, behavioral and environmental changes. In carrying out that mission, a subcommittee called the Healthy Communities Work Group provides responses to Planning staff from a healthy community's perspective on proposed land development projects, ordinance and general plan amendments, and special projects.



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/13/2014

TO:

Avila Beach CSD

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
Coastal Team / Development Review

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(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

The applicant will need to meet all conditions
of will serve for water & sewer & pay all
applicable fees

3-14-14
Date

Kathryn Richardson
Name
General
manager

595-2644
Phone



AVILA BEACH COMMUNITY SERVICES DISTRICT

Post Office Box 309, Avila Beach, CA 93424
Office and Meeting Room - 191 San Miguel Street, Avila Beach
Telephone (805) 595-2664 FAX (805) 595-7623
E-Mail Avilacsd@gmail.com

March 13, 2014

Emily Baranek
Above Grade Engineering
1304 Broad Street
San Luis Obispo, CA 93401

Subject: Preliminary Intent to Serve; Patrick Arnold & Damien Mavis Project
2865 Avila Beach Drive

Dear Ms. Baranek,

The District is in receipt of your check #1011 in the amount of \$1,000 for processing of a preliminary "Intent to Serve" request. This preliminary "Intent to Serve" is valid for one year from the date of issuance, and may be extended one time for a six month period. The extension will require a one hundred dollar (\$100.00) processing fee.

This letter is to confirm that the Avila Beach CSD has the necessary capacity for service to the proposed project (two, three bedroom residential units) and intends to serve the project provided that applicable fees are paid, the improvements required by the District are constructed and all other conditions of approval, including any dedication of easements, are made.

Please be advised improvement plans for all connections to the District's water and sewer system will need to be reviewed and approved by the District prior to the start of construction and be constructed in accordance with District ordinances and standards (including backwater valves) and will be inspected by District staff. Our staff will need to be contacted prior to starting work for coordination of inspections.

A Final "Intent to Serve" Letter may be issued for your project upon the District's review and approval of the final plans as submitted to San Luis Obispo County Planning and Building Department for issuance of a building permit. One half of any fees for connections, hook ups or system improvements that are due to the District will be payable prior to the issuance of a County Building permit with the balance due prior to occupancy of any portion of the development.

If you should have any questions please do not hesitate to call me at 595-2664.

Sincerely,


Kathryn Richardson
General Manager



May 9, 2014

File No.: 0916-01

SLO Co. File No. SUB2013-00054

Messer's Damien Mavis and Patrick Arnold
C/o Above Grade Engineering
1304 Broad Street
San Luis Obispo, California 93401

Attention: Ms. Emily Baranek

Subject: **Review of Soils Engineering Report & Engineering Geology Investigation**

Project: **Mavis Subdivision – SUB2013-0054 CO14-0021**
Lot 11, Avila Beach Colony (APN 076-196-016)
2865 Avila Beach Drive
Avila Beach Area of San Luis Obispo County, California

References: 1. Soils Engineering Report, The Colony Lots 1 and 11, APN 076-196-006 and 016, Avila Beach, San Luis Obispo Area, San Luis Obispo County, California, Project No. SL08222-1, prepared by Geosolutions, Inc., dated March 18, 2013.
2. Engineering Geology Investigation, The Colony Lots 1 and 11, APN 076-196-006, 016, Avila Beach, San Luis Obispo Area, San Luis Obispo County, California, Project No. SL08222-1, prepared by Geosolutions, Inc., dated March 18, 2013.

Dear Messer's Mavis & Arnold

The purpose of this letter is to summarize our findings of a site reconnaissance performed on May 2, 2014 and review of the above referenced soils engineering report and engineering geology investigation (References 1 & 2). The subject site is located in a high liquefaction hazard risk area and tsunami inundation zone.

The reports were reviewed for conformance with section 23.07.084 of the San Luis Obispo County Coastal Land Use Ordinance (CZLUO), California Geological Survey Special Publication 117A (CGS SP-117A) and the San Luis Obispo County Guidelines for Engineering Geology Reports specifically with respect to liquefaction hazard analysis. It is our opinion that the reports prepared by Geosolutions, Inc. (References 1 & 2) presents a comprehensive outline, accurately modeling the susceptibility & potential for liquefaction at the site.

May 9, 2014

File No.: 0916-01

SLO Co. File No. SUB2013-00054

Our findings are congruent with the conclusions of the soils engineering report and engineering geology investigation prepared by Geosolutions, Inc. dated March 18, 2013 that the susceptibility for liquefaction at the site is high.

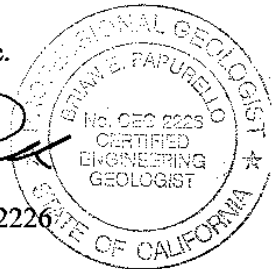
It is our opinion that the potential for liquefaction susceptibility at the project site has been adequately characterized in conformance with CGS SP-117A and appropriate hazard mitigations have been recommended. No further investigation is required for CEQA & CZLUO compliance. The site development recommendations itemized in the referenced reports should be included as conditions of approval prior to the issuance of building permits.

Please contact me at (831) 443-6970 or bpapurello@landseteng.com if you have questions regarding this matter.

Respectfully,
LandSet Engineers, Inc.



Brian Papurello, CEG 2226



Doc. No. 1405-105.REV

Copies: Addressee (2)
Messer's Damien Mavis & Patrick Arnold (1)
Ms. Megan Martin, San Luis Obispo County Planning Dept. (1)
Mr. Patrick B. McNeill, Geosolutions, Inc. (1)
Mr. John M.D. Kammer, Geosolutions, Inc. (1)
SLO County Geology files (1)

May 9, 2014

File No.: 0916-01

SLO Co. File No. SUB2013-00054

SAN LUIS OBISPO COUNTY ENGINEERING GEOLOGY & SOILS ENGINEERING
REPORT REVIEW FORM

The San Luis Obispo County Planning and Building Department uses the following checklist for conformance with the guidelines of CGS SP-117A as part of reviewing engineering geology and/or geotechnical reports submitted for review. Explanatory notes are appended and keyed to each numbered item.

Checklist item within consulting report	Adequately described: satisfactory	Additional data needed: unsatisfactory
1. Project Description	X	
2. SLO County Geological Study Area Map	N/A	
3. Site Location	X	
4. Regional Geologic Map	X	
5. Original engineering geologic map of site	X	
6. Aerial photograph interpretation	X	
7. Subsurface site geology	X	
8. Geologic cross sections	X	
9. Active faulting and coseismic deformation across the site	X	
10. Landslides	N/A	
11. Flooding, severe erosion, deposition	X	
12. On-site septic systems	N/A	
13. Hydrocollapse of alluvial fan soils	N/A	
14. Evaluation of historical seismicity and regional faults	X	
15. Characterize and classify geologic site class	X	
16. Probabilistic evaluation of earthquake ground motion	X	
17. Peak ground acceleration for MCE levels of ground motion	X	
18. Site coefficients F_a & F_v and spectral accelerations S_s , S_1 , S_{MS} , S_{M1} , S_{DS} & S_{D1}	X	
19. Geologic setting for liquefaction analysis	X	
20. Liquefaction methodology	X	
21. Bluff erosion	N/A	
22. Tsunami or seiche potential	X	
23. Expansive soil	X	
24. Naturally occurring asbestos	X	
25. Radon and other hazardous gasses	X	
26. Geologic constraints anticipated during grading operations	X	
27. Areas of cut and fill, preparation of the ground, and depth of removals	X	
28. Subdrainage plans for groundwater	N/A	
29. Final grading report and as-built map	N/A	
30. Summary sheet	X	
31. Age of report	X	
32. Report signed by CEG, RGE and/or RCE & PG	X	

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September 4, 2014

County of San Luis Obispo
Planning and Building Department
976 Osos St. Room 300
San Luis Obispo, CA 93408

TO: Megan Martin

SUBJECT: Tentative Parcel Map/ Development Plan/ and Coastal Development Permit
County File No. SUB2013-00054 / CO14-0021 APN:076-196-016
Colony Lane, Avila Beach

Dear Madam:

In regards to the Environmental Determination of the aforementioned project, Port San Luis Harbor District (District) requests that proper Best Management Practices (BMPs) and good housekeeping be undertaken during construction. The District removes trash from the parking lot and stormwater swale adjacent to the proposed project site. During recent construction activities in close proximity to the planned project site, litter and construction debris accumulated in this area due to poor housekeeping and lack of adequate BMPs.

The District requests that sufficient efforts be made to ensure similar incidents do not occur during the planned construction project. These efforts should entail daily work site housekeeping, proper use of BMPs, and removal of any construction debris that enters the parking lot or stormwater swale.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Munson", with a stylized flourish at the end.

Chris Munson
Planner/Analyst
Port San Luis Harbor District